



JOINT ANTELOPE VALLEY AUTHORITY
Citizen's Committee Meeting
January 26, 2005

Meeting Began at: 1:10 p.m.

Board Members Present:

Citizen's Committee Members Present:

Citizen's Committee Members Absent:

Others Present:

Delores Lintel, Beth Thacker, James Mastera,
Robert Campbell, Pam Manske, Jim Cook,
Mike Morosin, Randy Stamel, Jim Christo
Amy Cornelius-Jones, Bruce Sweney, Wynn, Hjermstad,
Kent Seacrest, Dallas McGee, Steve Miller,
Avery Oltmans

Order No. 04-01 -

Call Meeting to Order -

Wynn Hjermstad called the meeting to order.

Discussion topics time permitting:

East Downtown Concept/Amendment

Neighborhood Enhancements; Malone, etc.

Construction Projects update

Order No. 04-02 -

Discussion of the Amendment to the Redevelopment Plan.

Hjermstad started the discussion by referring back to the last City Council meeting in which Council approved the plan. There was a lot of discussion about the block located between 'O' & 'P' Streets, 16th and 17th Street. The particular block is not technically a part of the Antelope Valley redevelopment area but is apart of the Downtown redevelopment area. Council directed staff to remove the block in question from the Antelope Valley Redevelopment Plan. One Council member wants a guarantee from Urban Development that we will never do anything on that block. Unfortunately, there are many factors that will need to be considered and a guarantee is not possible at this time.

Dallas McGee, Assistant Director of Urban Development, is working on the proposed hotel project and briefed everyone on the current status. Shortly after the Redevelopment Plan was approved by City Council, a number of developers showed an interest to develop in the area. He noted that the City is proceeding with redevelopment of the block that is between 17th & 18th Street and P & Q Streets. This block was presented as a concept in the redevelopment plan and is now ready to be taken to the next level: Project. This means going back to Planning Commission and City Council with a an amendment to the redevelopment plan to create a redevelopment project. John Q Hammons expressed an interest in building an Extended Stay Hotel on this site. Details of the project are on a handout included. The next step is to create a Redevelopment Plan Amendment which will be taken to the Planning Commission to ask them whether or not this project is consistent with the City's Comprehensive Plan. Five of the nine members of the Commission must vote in favor of the Amendment in order to proceed. This last week they voted 4-2 in favor of the project but that fell short of the 5 votes needed to move ahead. The Public Hearing has been extended to next Wednesday, February 2. Then it will go to City Council (late February) after which we will prepare a Request for

Proposals to officially select a developer. Because this a TIF project, a selection process must be followed. Any other developers that have an interest in developing in that area will be encouraged to do so. After all the proposals are received, they will be reviewed and one selected. At that point, April at the earliest, negotiations with the developer will begin and a Redevelopment Agreement will be produced. The agreement will then need to be approved by City Council. McGee stated that property owners are concerned that this development will be at their expense and that they will be forced to move. Some are concerned that their businesses will suffer. One stated that this development will cause him to go out of business. Urban Development believes this is not the case and they will do everything they can to offer assistance and relocate him.

The real issue whether or not this project can succeed lies with City Council and their willingness to designate the use of eminent domain to make the project happen. Without the use of eminent domain, the City can only negotiate with the property owner. If the property owner and the appraisal have different figures, then the project may not happen. Numerous meetings with the property owners have taken place. Relocation and re-establishment (equipment) assistance is available to property/business owners who are in the affected area. McGee stated the Downtown Lincoln Association is working to keep the business in downtown area and that the Urban Development Department is working with the Antelope Valley LLC, one of the first groups to invest in Antelope Valley. One of their concerns was parking for their facility and Urban Development is working closely with them to find temporary and permanent replacement parking. Urban Development is also being asked to combine some properties into one purchase. They are looking into whether or not the funds are available and there is flexibility in the phasing for this request.

There is property owner apprehension due to the fact that the property owners are looking for assurances that cannot be given at this time. Their expectation is that their concerns will be addressed before the Planning Commission and the City Council Public Hearings. The Urban Development Department cannot make an offer until there is a Redevelopment Agreement, which will be April at the soonest.

Kent Seacrest added some comments. He wanted to make sure there is an understanding of eminent domain and condemnation. The property has to be considered blighted and/or used for public purpose and the owner must be given fair market value for the parcel which is done from the appraisal process. Anything unique must be replaced, so that the property owner is made whole. If it were not for eminent domain and condemnation, then government has the potential of being held hostage and then public projects are held up through costly process. It is a very tough situation because no one likes to see small businesses replaced. One of the benefits is that the University of Nebraska has a need for an Extended Stay Hotel for their visiting professors. In conjunction with this, Downtown is working on their own Master Plan.

McGee added that City Council's approval of the use of eminent domain allows City staff to seriously talk to property owners about future use and property value. Appraisers are used to determine this value and if any differences are found, then further discussions follow to see if anything was missed. In some cases, property owners asked for City Council to include eminent domain in their action because there are benefits to property owners for re-investing money.

Delores Lintel asked about the schedule. McGee said that the Redevelopment Amendment will go to Council for a Public Hearing on Feb 28, The Redevelopment Agreement will go to Council after that, sometime in April.

McGee stated that the concerned property owners are wanting to know the exact amount the City will give them for their property, which is done through the appraisal process and takes approximately six weeks. The property owner's concern cannot be addressed until the agreement is passed. Since the funding source is TIF, it is not available until the Redevelopment Agreement is signed, which guarantees that the taxes will be coming in.

Hjermstad and McGee are encouraging the Citizen's Committee to come and support these items at the next public hearings. If attending is not possible, then letters of support are also welcome. Those members present were in support of the plan as long as process is being followed.

Time did not allow for discussion on remaining topics. An additional meeting will be scheduled to cover these items

Meeting adjourned at approximately 1:55 p.m.